
**FRONTAGE ON
FISH LAKES &
FISH LAKE
CREEK**
File#B242

Land Size & Price: 3.74 ACRES
\$17,900

Area: BULCHITNA LAKE

Legal Description: TRACT A OF ASLS #74-067; TALKEETNA RECORDING DISTRICT; PLAT #75-12

Directions: LOCATED ON EASTERN SHORE OF LOWER FISH LAKES; SEE MAPS.

Access: FLOAT PLANE; SNOWMACHINE.

Water Front: APPROX 140.16 FT OF FRONTAGE ON LOWER FISH LAKES

View: LAKE, CREEK & MOUNTAIN VIEWS.

Utilities: NONE

Covenants: NONE

Buildings: NONE

Topography: ROLLING

Trees: HEAVILY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; CORNERS WERE ORIGINALLY MARKED WITH 3" ALUM CAPS ON 2"x30" PIPE (SEE PLAT NOTES)

Taxes: APPROX \$172.97 YR

Terms: CASH; OR OWNER WILL FINANCE SALE WITH A MINIMUM OF 25% DOWN PAYMENT

DISCLAIMER: Statewide Real Estate LLC does not guarantee the completeness or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.